

# Robert Ellis

look no further...



Grimston Road,  
, Nottingham  
NG7 5QW

**£160,000 Freehold**

0115 922 0888



/robertellisestateagent



@robertellisea



A spacious three bedroom mid-terrace house.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including schools, transport links and the Universities, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; lounge, kitchen diner, rear hallway and a shower room to the ground floor with three good sized bedrooms to the first floor and below the ground floor the property also benefits from a cellar which offers great storage space and has light and power.

Outside there is gated access which leads to the low maintenance court yard style rear garden which features a useful brick built garden store.

Offered to the market with the benefit of UPVC double glazing and gas central heating, along with chain free vacant possession. The property also presents an excellent opportunity to for any incoming potential purchasers to upgrade and remodel to suit their own personal needs and requirements.



### Lounge

12'1" x 11'8" (3.7m x 3.57m )

UPVC double glazed entrance door and bay window to the front, wooden floor boards, radiator, electric fire with tiled hearth and door leading through to the kitchen diner.

### Kitchen Diner

12'5" x 12'1" (3.81m x 3.7m )

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer, integrated electric oven with electric hob and air filter over, plumbing for a washing machine, tiled splashback, radiator, UPVC double glazed window to the rear, stairs leading down to the cellar and the first floor and a door to the rear hallway.

### Rear Hallway

With work surface, space for a fridge and freezer, wall mounted Ideal combination boiler, UPVC double glazed door to the garden and a door to the shower room.

### Shower Room

A wet room incorporating a three piece suite comprising; shower, pedestal wash hand basin, low level WC, tiled splashbacks, radiator and UPVC double glazed window to the side.

### First Floor Landing

With doors to the bedrooms.

### Bedroom One

12'1" x 11'8" (3.7m x 3.58m )

A carpeted double bedroom with a sash window to the front and radiator.

### Bedroom Two

12'7" x 9'3" (3.85m x 2.84m )

A carpeted double bedroom with UPVC double glazed window to the rear, radiator, built in storage cupboard and a feature period fire place.

### Bedroom Three

10'4" x 6'9" (3.16m x 2.06m )

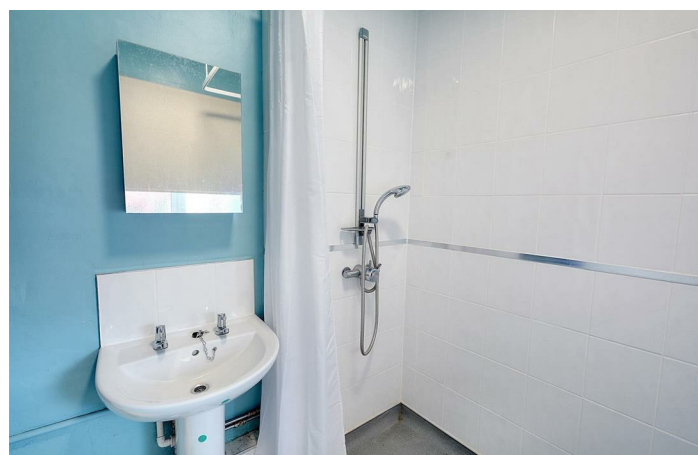
A carpeted bedroom with UPVC double glazed window to the rear and radiator.

### Outside

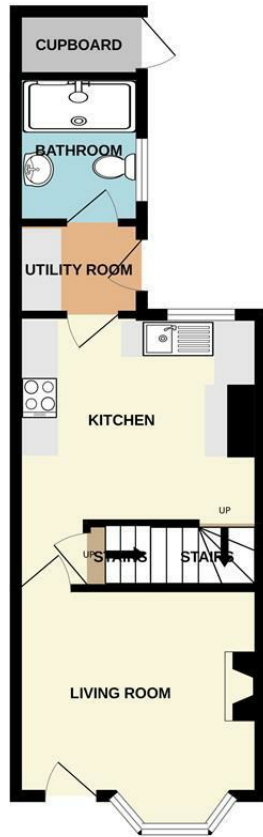
Outside there is gated access which leads to the low maintenance court yard style rear garden which features a useful brick built garden store.

### Cellar

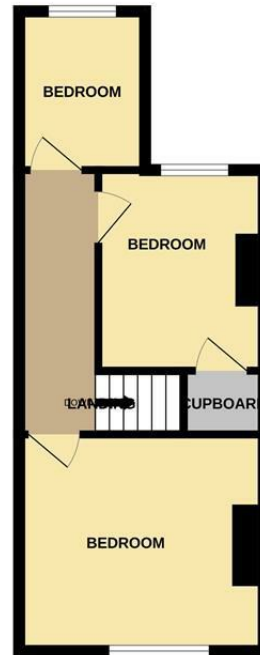
A useful storage space with light and power.



GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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